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Sparrow Hall Drive
Darlington, DL1 3PA

Offers in the region of £127,500

House - Terraced
2 Bedroom/s
1 Bathroom/s

A perfect FIRST TIME BUY in the ever popular Whinfield area of Darlington, ideally placed close to local shops and schooling. This impressive, stylish home briefly comprises entrance porch, spacious living room, with feature fireplace, fitted kitchen/diner with integrated appliances, conservatory, perfect for viewing the rear garden ,two double bedrooms to the first floor and family bathroom. Externally the property benefits from large front garden and to the rear is a SOUTH FACING rear garden perfect for entertaining and enjoying the summer sunshine. Also benefiting from a single garage.

Early viewing will impress the discerning buyer.





- PERFECT FIRST TIME BUY
- IMPRESSIVE HOME
- SOUTH FACING REAR GARDEN WITH DECKING AREA
- CONSERVATORY
- POPULAR WHINFIELD LOCATION
- WELL PRESENTED INTERNALLY
- SINGLE GARAGE
- INTERNAL VIEWING WILL IMPRESS.

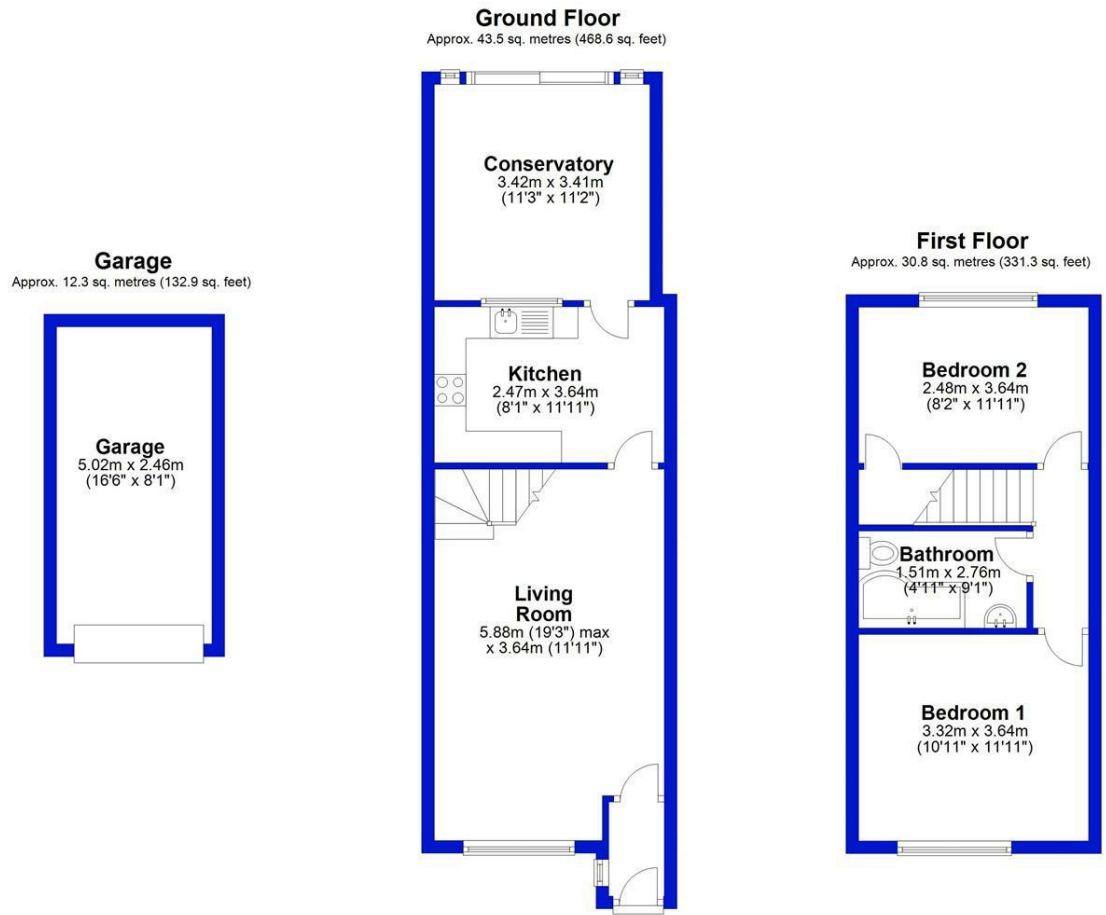
GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority (Tax Banding A)



Total area: approx. 86.7 sq. metres (932.9 sq. feet)
Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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